

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** September 5, 2013

**Meeting #171**

**Project:** EBDI PUD – Gateway Hotel

**Phase:** Continued Schematic

**Location:** Ashland Avenue, Wolfe Street, E. Madison Street

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**PRESENTATION:**

Ed Scott of Urban America introduced the project team.

Raffael Scasserra presented the Master Plan and how the proposed hotel project would be woven into the master plan. The project objectives were presented as follows:

- A dynamic hub
- A home away from home
- A community bridge
- A health and wellness life style

The user map was presented as follows:

- Out and in-patient families
- Professionals
- Community residents

The site context was discussed and views from the park and from Johns Hopkins University were presented.

The building program was presented as follows:

- 2 hotels- Phase one 194 keys, phase II 100 keys
- Retail space to activate edge
- Parking

The massing studies were discussed and option three, the chosen option was presented as follows:

- 2 parallel hotels
- Entry for phase one on Madison Street
- Phase two hotel entry on Ashland Avenue
- The elevation has not changed on Ashland Avenue
- The tower has not changed

The streetscape was presented by Peng Gu of Mahan Rykiel Associates as follows:

- Create a respite for residents
- Connectivity with surroundings
- Street trees along Ashland Avenue
- Stairs to connect to 10' wide terrace

- Ramp along Ashland Avenue to corner stairs
- Material and design used to connect to park
- 15' wide second floor terrace with green space on Ashland Avenue and Wolfe Street
- Ashland Avenue sidewalk is 12' and adjacent to lower level terrace
- Madison Avenue Sidewalk is 18' wide on the hotel side and 13' wide across the street.
- Wolf Street has access to the second floor terrace

#### **COMMENTS FROM THE PANEL:**

- Changes to the building at the base are much improved and that the development is heading in a good direction.
- Investigate the desire to give more of the 18' on the ground level over to the public realm in terms of dedicated sidewalk space.
- Pursue the creation of a crosswalk from park to hotel development at the corner of Ashland Avenue and Durham Street
- Further the design of the Ashland Avenue and Durham Street side of the development so that the building reads more 'committed' in the first phase and not as if it's in limbo.
- There was discussion on whether the terrace level park should or should not be built in the first phase and the front elevation expanded. And if/when the park is removed for phase II how will this space for public use be replaced? Director Stosur commented that his preference would be to have the park constructed, even if temporary because Phase II could be very far out in terms of timing.
- Arcade architecture on second floor should be further refined to better reflect building architecture.

#### **PANEL ACTION:**

Recommend Schematic approval with comments.

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#### **Attending:**

Raphael Scasserra, Maria Rucks, Olya Karnatova – Gensler  
 Peng Gu, Kevin Mokos -Mahan Rykiel Associate  
 David Westerlund -Navitus  
 Christopher Shea – EBDI  
 Melody Simmons – The Daily Record

Ms. Allen\*, Messrs. Bowden and Burns - UDARP Panel

Dir. Tom Stosur, Anthony Cataldo, Christina Gaymon, Natasha Becker –Planning Department